



## CHANGE TO REQUEST FOR PROPOSALS AND PRE-SUBMITTAL FOLLOW UP QUESTIONS FOR DEVELOPMENT OPPORTUNITY FOR A 39,400 SQUARE FOOT BUILDING IN THE NORTH PARK REDEVELOPMENT PROJECT AREA

**RFP Change:** Only one paper copy of the response packet is required. The four duplicates may either be paper or electronic (pdf, CD, etc.)

**Question:** Will it be ok to install additional windows (especially for the upper floors)?

**Answer:** It is generally recognized that additional windows may be required based on your proposed use of the building and that natural lighting is a green design feature. Design and orientation of the windows should complement the current façade.

**Question:** What are the FAR and height restrictions for the building?

**Answer:** The building is in the CN-1 Zone (Commercial Node). There is no height limit for this zone. However, we recommend limited the height to no more than two additional floors and generally suggest not expanding beyond the current shell if feasible.

Commercial development in this zone is allowed an FAR of 1.00. Commercial development can be increased to 1.25 for mixed commercial-residential development. There are generally no limits on the FAR for just the residential portion of a project. Refer to Development and Permit Information bulletin for more information specific to your proposal.

<http://www.sandiego.gov/development-services/industry/infobulletinsnumb.shtml>

**Question:** Are there as-built floor plans or other historical documents for the building?

**Answer:** We have requested blueprints and will email them to the developer list once received.

Please contact [lmcneil@sandiego.gov](mailto:lmcneil@sandiego.gov) or [mlengyel@sandiego.gov](mailto:mlengyel@sandiego.gov) if you have additional questions or to request copies of documents.